

LET PROPERTY PACK

INVESTMENT INFORMATION

Milton Street, Sheffield, S1

213419851

 www.letproperty.co.uk





Property Description

Our latest listing is in Milton Street, Sheffield, S1

Get instant cash flow of **£725** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£753** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Milton Street, Sheffield, S1

213419851



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £215 per month

Ground Rent: £40 per year

Lease Length: 900 yrs

Current Rent: £725

Market Rent: £753

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £133,000.00 and borrowing of £99,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 133,000.00

25% Deposit	£33,250.00
SDLT Charge	£6,650
Legal Fees	£1,000.00
Total Investment	£40,900.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 753

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£725	£753
Mortgage Payments on £99,750.00 @ 5%	£415.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£215.00	
Ground Rent	£11.67	
Letting Fees	£72.50	£75.30
Total Monthly Costs	£729.80	£732.60
Monthly Net Income	-£4.79	£20.41
Annual Net Income	-£57.54	£244.86
Net Return	-0.14%	0.60%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£1,261.14**
Adjusted To

Net Return **-3.08%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£1,610.10**
Adjusted To

Net Return **-3.94%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £120,000.



£120,000

1 bedroom flat for sale

+ Add to report

Apt 102 Fitzwilliam House 8 Milton Street Sheffield S1 4JU

NO LONGER ADVERTISED

Marketed from 27 Jul 2022 to 21 Sep 2022 (56 days) by Bloor & Co Estate Agents, Sheffield



£120,000

1 bedroom apartment for sale

+ Add to report

West One City, 10 Fitzwilliam Street, Sheffield

NO LONGER ADVERTISED

Marketed from 7 Mar 2024 to 7 Nov 2024 (245 days) by Leaders Sales, Mansfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

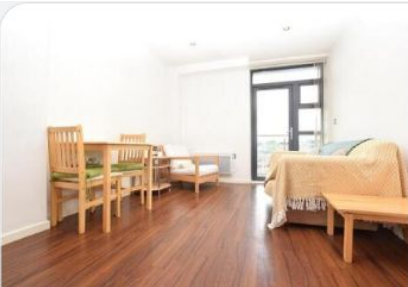
1 bedroom flat

+ Add to report

Fitzwilliam House, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 28 Oct 2024 (3 days) by OpenRent, London



£850 pcm

1 bedroom apartment

+ Add to report

Fitzwilliam House, 8 Milton Street, S1 4JU

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2024 to 27 Jun 2024 (58 days) by Blundells, Sheffield Central

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **2 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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